

PHILLIPS & STILL



- A delightful two bedroom apartment occupying this beautiful victorian building
- Rear patio garden
- Share of freehold
- No onward chain
- Own private street entrance

Compton Avenue, Brighton, BN1 3PN

Asking Price Of £465,000

This architect designed and beautifully presented superb property offers a fantastic space and well arranged accommodation, which occupies the lower ground floor of this attractive Victorian property. The apartment benefits from its own private street entrance and attractive rear patio garden, which is perfect for a bit alfresco dining.



Property Description

This delightful two-bedroom apartment is nestled within a stunning Victorian building in the highly desirable Seven Dials area of Brighton. Its prime location offers easy access to an array of local amenities, all within walking distance, as well as proximity to Brighton's mainline station, providing excellent transport links to London.

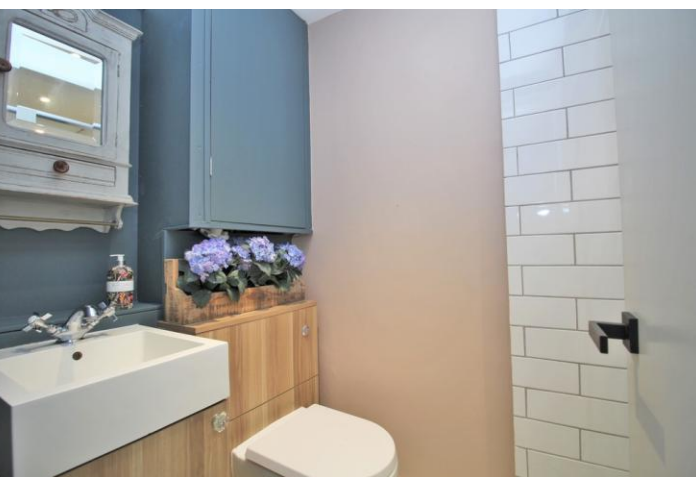
Upon entering, you're greeted by a spacious open-plan kitchen and lounge area, ideal for entertaining guests or relaxing with family. The layout maximizes light and offers a welcoming atmosphere.

The apartment features two generous double bedrooms, ensuring ample space for comfort. The family bathroom is tastefully designed, while the second bedroom boasts its own ensuite shower room, adding a touch of luxury and convenience.

Outside, a private patio garden awaits, perfect for summer barbecues or enjoying a morning coffee in the sunshine. The property is being sold with a share of the freehold and no onward chain, making it a hassle-free purchase for potential buyers.

This apartment blends charm, functionality, and a fantastic location, making it an ideal choice for those seeking a vibrant urban lifestyle in Brighton.





Accommodation

LOWER GROUND FLOOR FLAT

ENTRANCE HALL

BEDROOM

13' 3" x 10' 10" (4.04m x 3.3m)

OPEN PLAN KITCHEN/LOUNGE

KITCHEN AREA

9' 1" x 5' 11" (2.77m x 1.8m)

LOUNGE

18' 10" x 12' 9" (5.74m x 3.89m)

BEDROOM

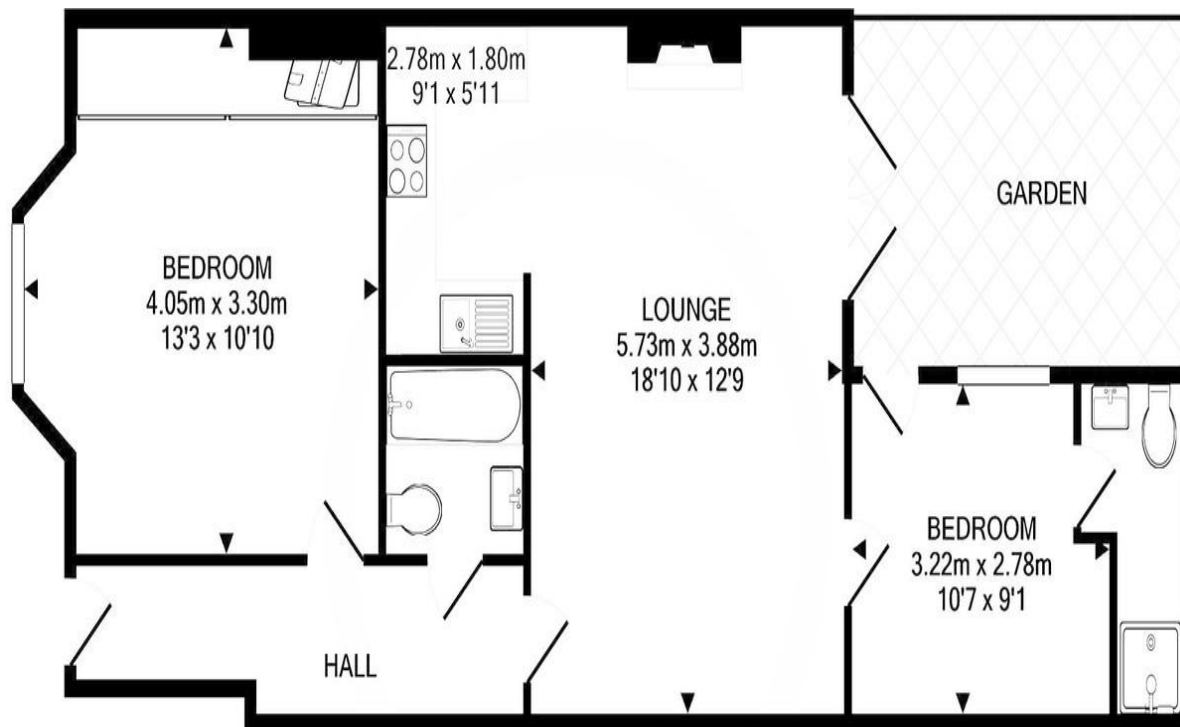
10' 7" x 9' 1" (3.23m x 2.77m)

ENSUITE SHOWER ROOM

FAMILY BATHROOM

OUTSIDE

PATIO GARDEN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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